

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

11 Rutherford Road, Viewbank Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$940,000 & \$990,000

### Median sale price

Median price \$1,185,500 Property Type House Suburb Viewbank

Period - From 01/01/2023 to 31/12/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Willa Av VIEWBANK 3084	\$961,000	28/10/2023
2	201 Lower Plenty Rd ROSANNA 3084	\$959,000	12/01/2024
3	11 Robert Ct VIEWBANK 3084	\$935,000	09/12/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/02/2024 13:00



3   2   2

**Property Type:** House  
**Land Size:** 602 sqm approx  
**Agent Comments**  
2 x large living zones

**Indicative Selling Price**  
\$940,000 - \$990,000  
**Median House Price**  
Year ending December 2023: \$1,185,500

## Comparable Properties



**6 Willa Av VIEWBANK 3084 (REI)**

**Agent Comments**

3   1   2

**Price:** \$961,000  
**Method:** Private Sale  
**Date:** 28/10/2023  
**Property Type:** House  
**Land Size:** 557 sqm approx



**201 Lower Plenty Rd ROSANNA 3084 (REI)**

**Agent Comments**

3   2   1

**Price:** \$959,000  
**Method:** Private Sale  
**Date:** 12/01/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 432 sqm approx



**11 Robert Ct VIEWBANK 3084 (REI)**

**Agent Comments**

4   2   2

**Price:** \$935,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 575 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192